HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Winnipeg CMA

Date Released: November 2017

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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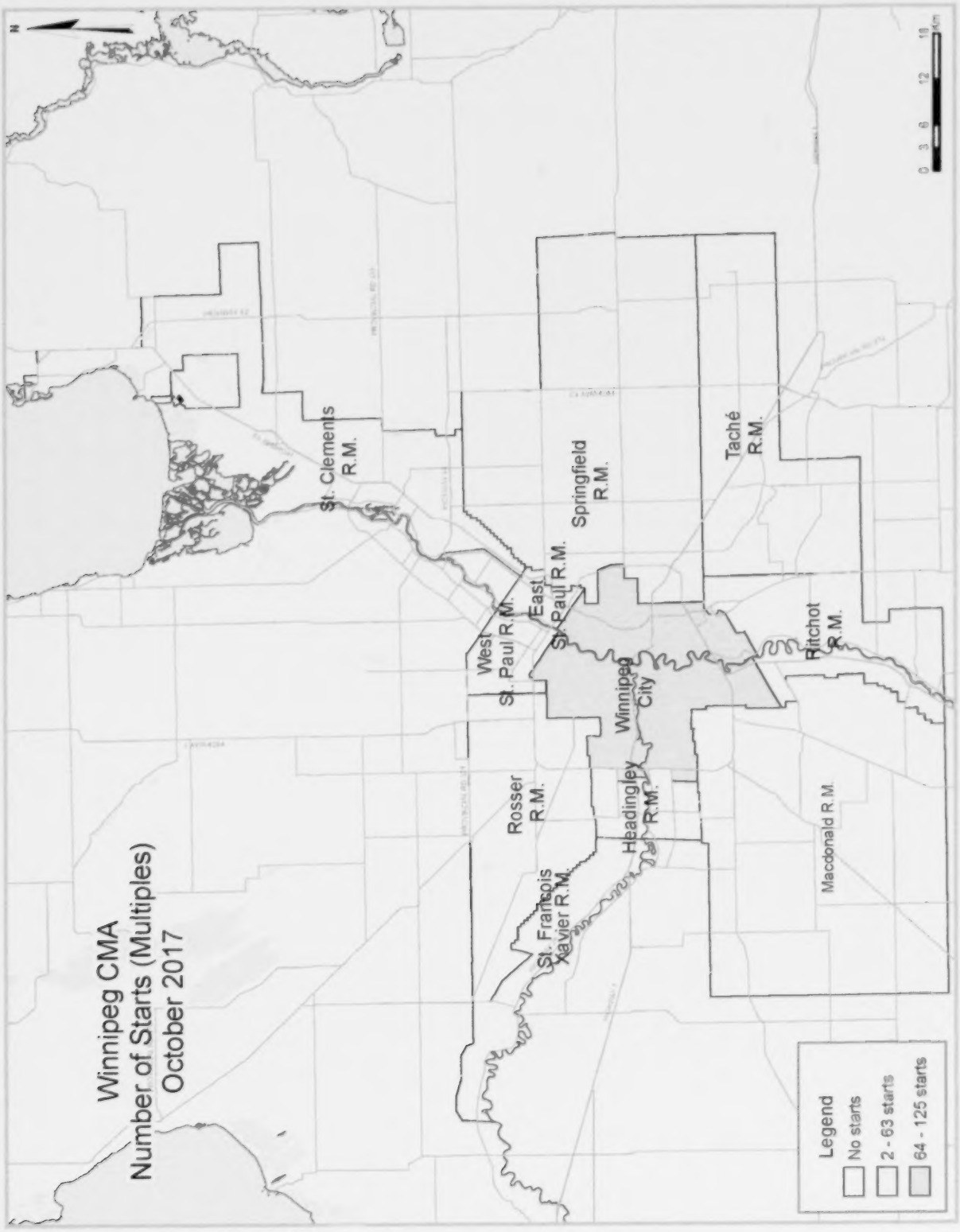
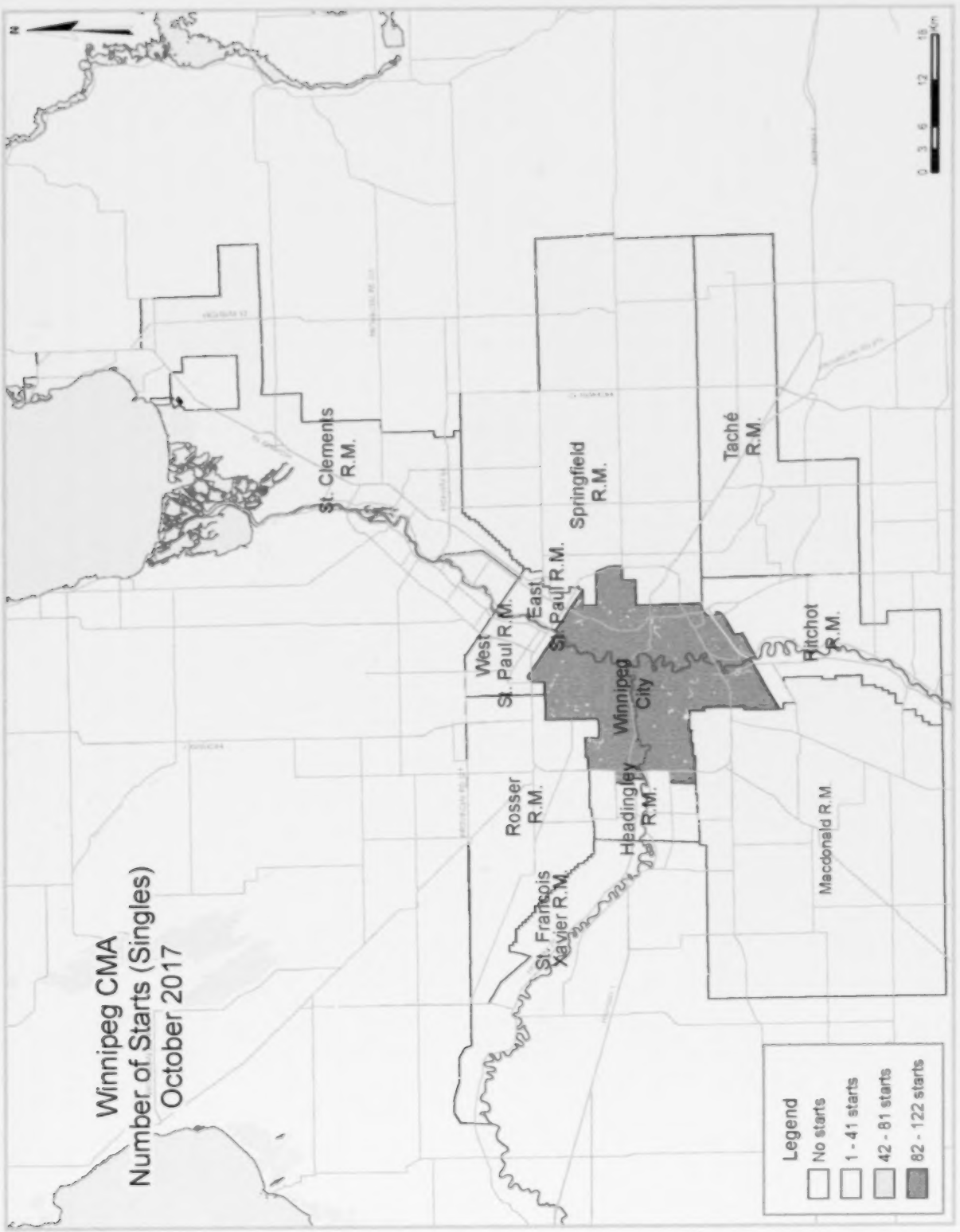
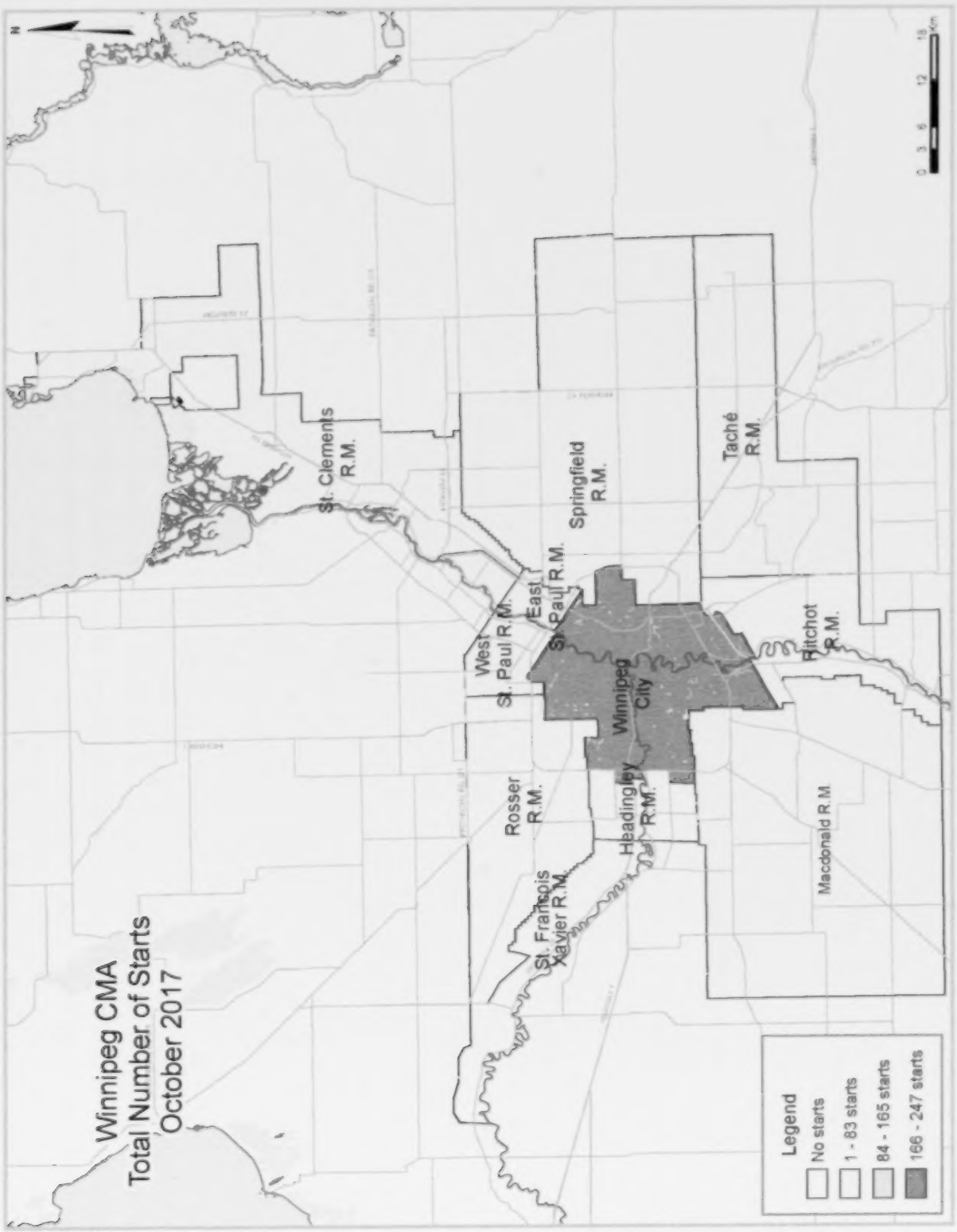
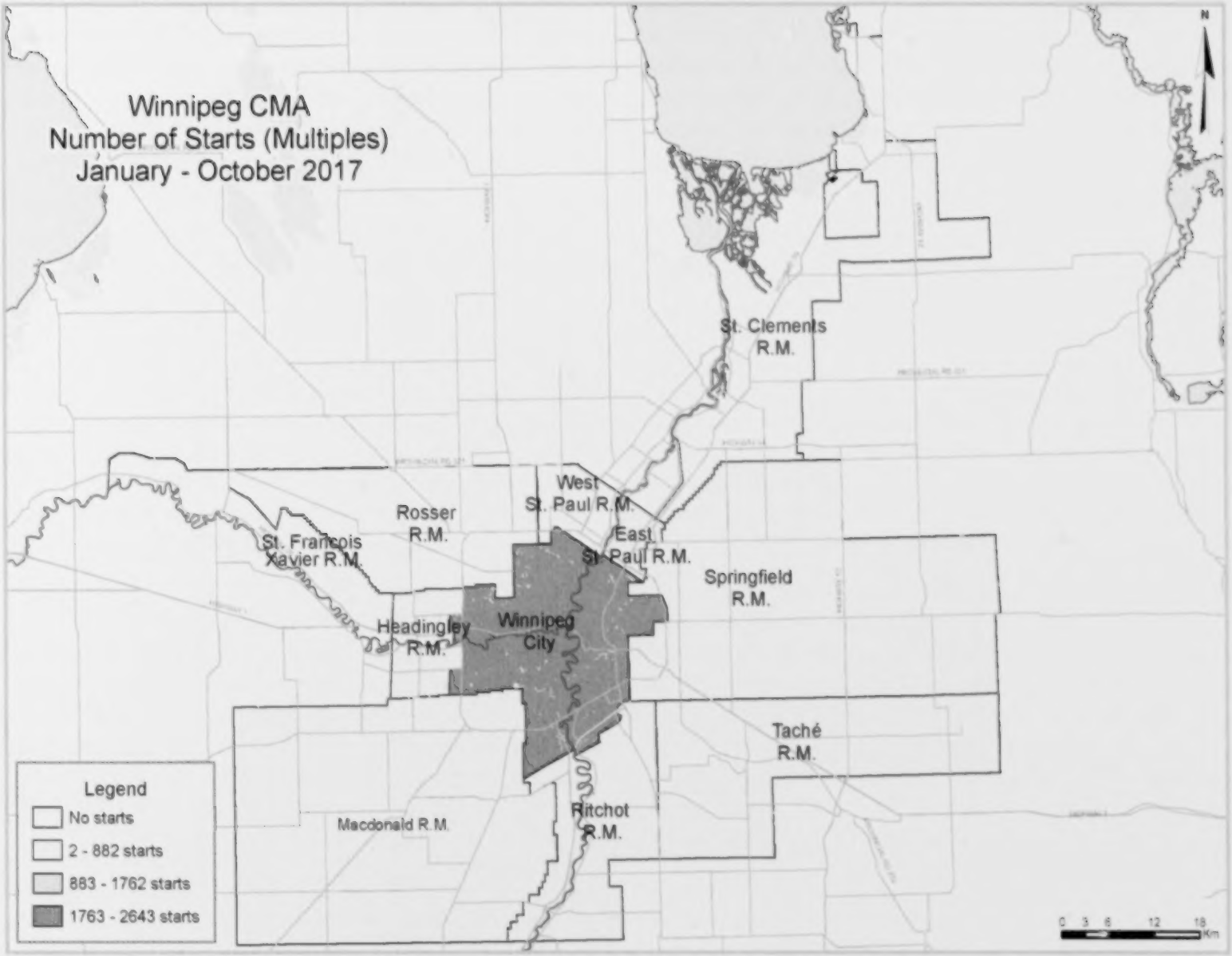
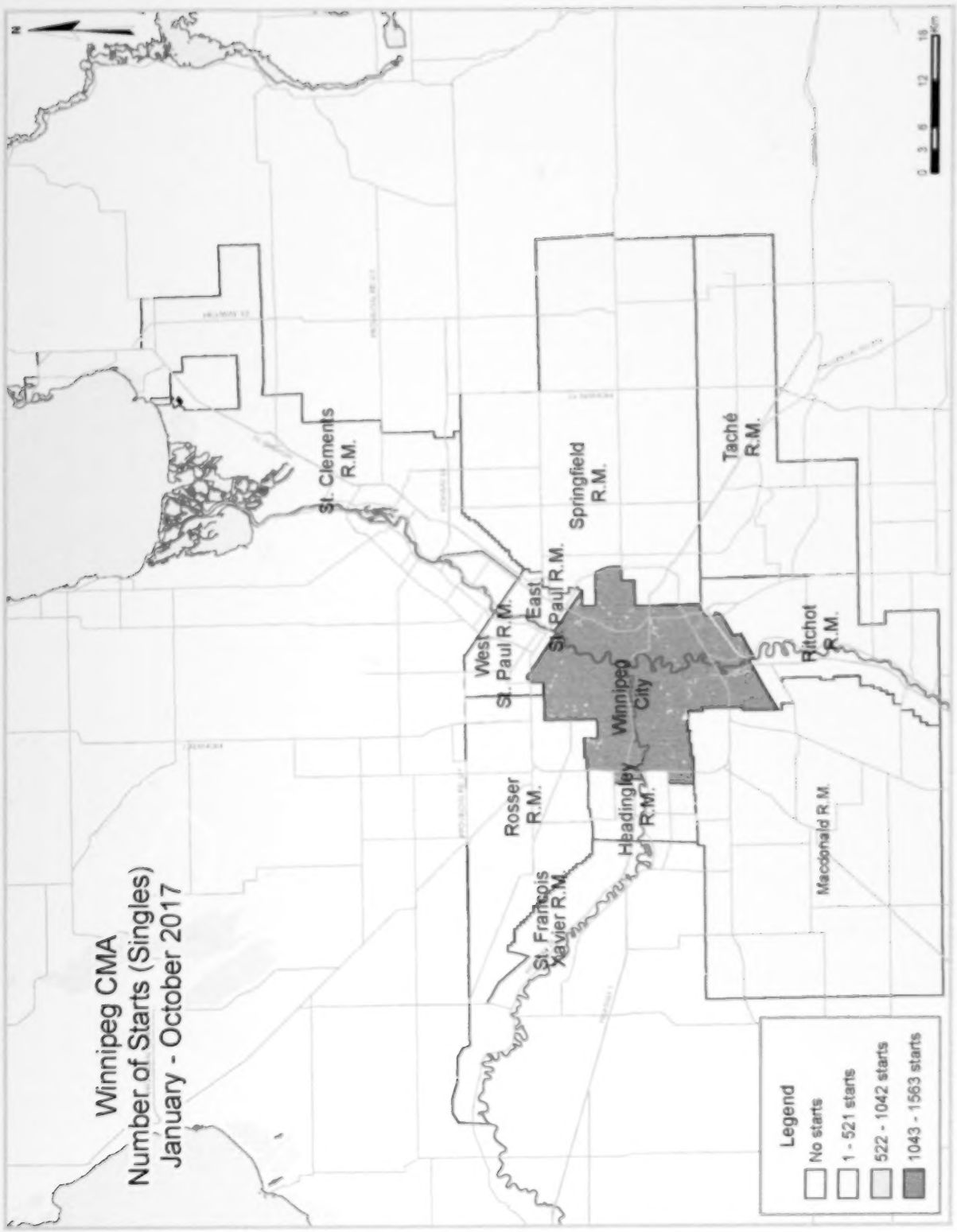
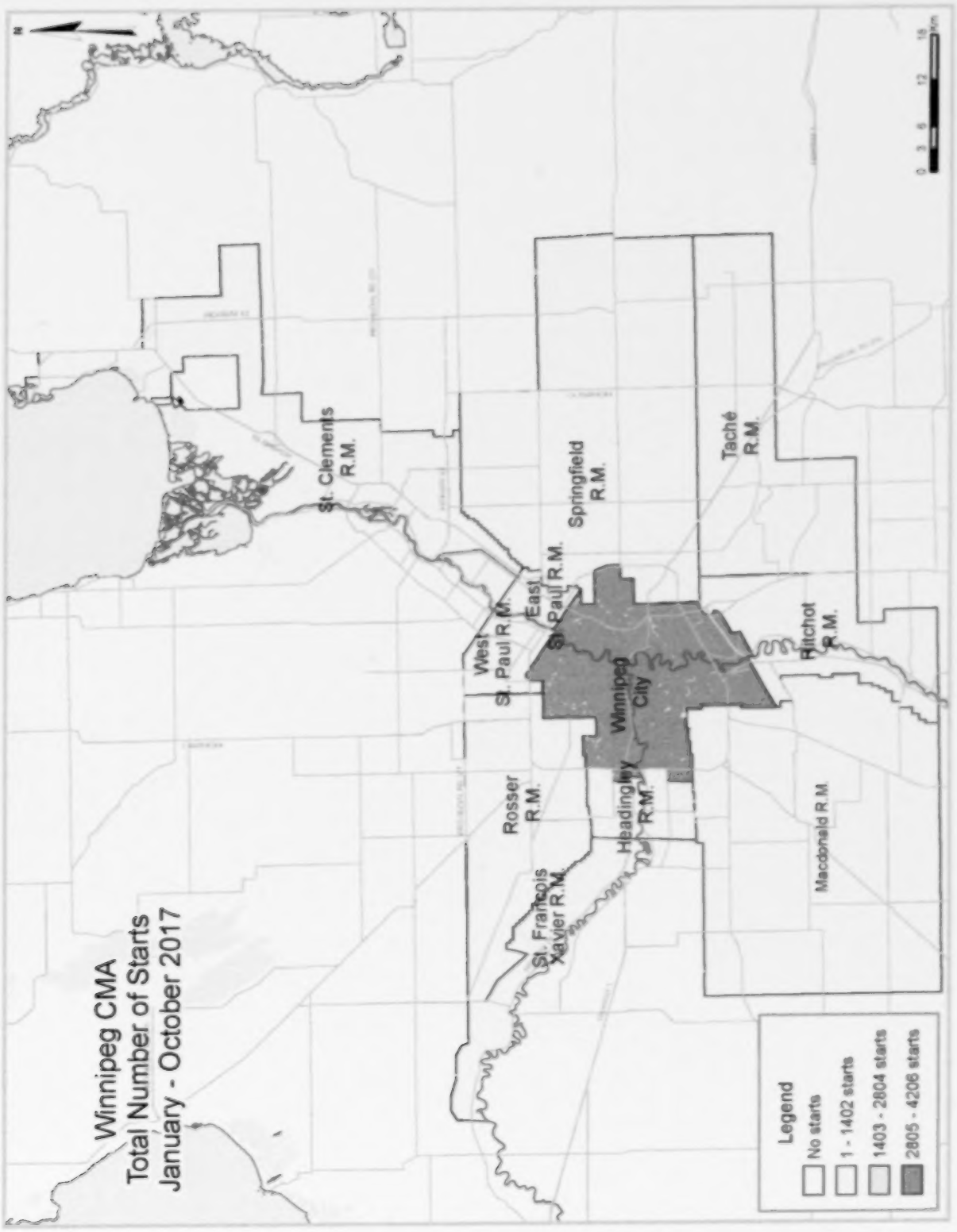

Winnipeg CMA
Number of Starts (Multiples)
October 2017
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
2 - 63 starts
64 - 125 starts


Winnipeg CMA
Number of Starts (Singles)
October 2017
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 41 starts
42 - 81 starts
82 - 122 starts


Winnipeg CMA
Total Number of Starts
October 2017
N
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 83 starts
84 - 165 starts
166 - 247 starts


Winnipeg CMA
Number of Starts (Multiples)
January - October 2017
N
St. Clements R.M.
West St. Paul R.M.
Rosser R.M.
St. Francois Xavier R.M.
East St. Paul R.M.
Springfield R.M.
Headingley R.M.
Winnipeg City
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
No starts
2 - 882 starts
883 - 1762 starts
1763 - 2643 starts
0 3 6 12 18
Km


Winnipeg CMA
Number of Starts (Singles)
January - October 2017
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 521 starts
522 - 1042 starts
1043 - 1563 starts


Winnipeg CMA
Total Number of Starts
January - October 2017
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 1402 starts
1403 - 2804 starts
2805 - 4206 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
p	Totals may not add up due to co-operatives and unknown market types
ns	Percent change > 200%
-	Nil
..	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) October 2017		
Winnipeg CMA[1]	September 2017	October 2017
Trend[2]	5,374	5,235
SAAR	5,010	3,316
	October 2016	October 2017
Actual		
October - Single-Detached	198	159
October - Multiples	146	127
October - Total	344	286
January to October - Single-Detached	1,562	1,938
January to October - Multiples	1,805	2,736
January to October - Total	3,367	4,674

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Winnipeg CMA
October 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2017	159	64	0	0	20	43	0	0	286
October 2016	198	8	0	0	23	48	0	67	344
% Change	-19.7	**	n/a	n/a	-13.0	-10.4	n/a	-100.0	-16.9
Year-to-date 2017	1,936	322	7	2	342	1,152	33	880	4,674
Year-to-date 2016	1,559	154	7	3	270	393	86	895	3,367
% Change	24.2	109.1	0.0	-33.3	26.7	193.1	-61.6	-1.7	38.8
UNDER CONSTRUCTION									
October 2017	1,337	270	7	0	246	1,405	101	2,063	5,429
October 2016	1,148	112	4	4	308	909	72	2,406	4,963
% Change	16.5	141.1	75.0	-100.0	-20.1	54.6	40.3	-14.3	9.4
COMPLETIONS									
October 2017	245	28	0	2	33	0	1	104	413
October 2016	143	16	0	4	9	77	7	164	420
% Change	71.3	75.0	n/a	-50.0	**	-100.0	-85.7	-36.6	-1.7
Year-to-date 2017	1,652	154	2	5	275	343	45	694	3,170
Year-to-date 2016	1,393	200	4	5	166	386	115	693	2,962
% Change	18.6	-23.0	-50.0	0.0	65.7	-11.1	-60.9	0.1	7.0
COMPLETED & NOT ABSORBED									
October 2017	228	22	2	1	54	160	n/a	n/a	467
October 2016	170	20	0	0	26	233	n/a	n/a	449
% Change	34.1	10.0	n/a	n/a	107.7	-31.3	n/a	n/a	4.0
ABSORBED									
October 2017	210	19	0	2	30	13	n/a	n/a	274
October 2016	141	21	0	4	18	94	n/a	n/a	278
% Change	48.9	-9.5	n/a	-50.0	66.7	-86.2	n/a	n/a	-1.4
Year-to-date 2017	1,638	154	0	4	263	493	n/a	n/a	2,552
Year-to-date 2016	1,468	216	7	7	223	535	n/a	n/a	2,456
% Change	11.6	-28.7	-100.0	-42.9	17.9	-7.9	n/a	n/a	3.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
October 2017	122	62	0	0	20	43	0	0	247
October 2016	142	6	0	0	23	48	0	67	286
East St. Paul R.M.									
October 2017	4	0	0	0	0	0	0	0	4
October 2016	3	0	0	0	0	0	0	0	3
Headingley R.M.									
October 2017	0	0	0	0	0	0	0	0	0
October 2016	1	0	0	0	0	0	0	0	1
MacDonald R.M.									
October 2017	13	0	0	0	0	0	0	0	13
October 2016	20	0	0	0	0	0	0	0	20
Ritchot R.M.									
October 2017	0	0	0	0	0	0	0	0	0
October 2016	9	0	0	0	0	0	0	0	9
Rosser R.M.									
October 2017	0	0	0	0	0	0	0	0	0
October 2016	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
October 2017	5	0	0	0	0	0	0	0	5
October 2016	5	0	0	0	0	0	0	0	5
St. Francois Xavier R.M.									
October 2017	0	0	0	0	0	0	0	0	0
October 2016	0	0	0	0	0	0	0	0	0
Springfield R.M.									
October 2017	11	2	0	0	0	0	0	0	13
October 2016	9	2	0	0	0	0	0	0	11
Tache R.M.									
October 2017	3	0	0	0	0	0	0	0	3
October 2016	3	0	0	0	0	0	0	0	3
West St. Paul R.M.									
October 2017	1	0	0	0	0	0	0	0	1
October 2016	6	0	0	0	0	0	0	0	6
First Nations									
October 2017	0	0	0	0	0	0	0	0	0
October 2016	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
October 2017	159	64	0	0	20	43	0	0	286
October 2016	198	8	0	0	23	48	0	67	344

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
October 2017	1,077	262	0	0	232	1,367	101	2,063	5,102
October 2016	901	104	4	1	286	895	58	2,406	4,655
East St. Paul R.M.									
October 2017	30	0	0	0	0	0	0	0	30
October 2016	33	0	0	0	0	0	0	0	33
Headingley R.M.									
October 2017	19	0	0	0	14	0	0	0	33
October 2016	10	0	0	0	7	0	14	0	31
MacDonald R.M.									
October 2017	58	0	0	0	0	0	0	0	58
October 2016	42	0	0	3	8	0	0	0	53
Ritchot R.M.									
October 2017	33	0	0	0	0	14	0	0	47
October 2016	39	2	0	0	0	14	0	0	55
Rosser R.M.									
October 2017	0	0	0	0	0	0	0	0	0
October 2016	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
October 2017	32	0	0	0	0	0	0	0	32
October 2016	26	0	0	0	0	0	0	0	26
St. Francois Xavier R.M.									
October 2017	3	0	0	0	0	0	0	0	3
October 2016	0	0	0	0	0	0	0	0	0
Springfield R.M.									
October 2017	35	8	3	0	0	0	0	0	46
October 2016	37	6	0	0	3	0	0	0	46
Taché R.M.									
October 2017	23	0	4	0	0	24	0	0	51
October 2016	27	0	0	0	4	0	0	0	31
West St. Paul R.M.									
October 2017	27	0	0	0	0	0	0	0	27
October 2016	32	0	0	0	0	0	0	0	32
First Nations									
October 2017	0	0	0	0	0	0	0	0	0
October 2016	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
October 2017	1,337	270	7	0	246	1,405	101	2,063	5,429
October 2016	1,148	112	4	4	308	909	72	2,406	4,963

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
October 2017	203	28	0	2	33	0	1	104	371
October 2016	100	14	0	0	9	77	0	164	364
East St. Paul R.M.									
October 2017	6	0	0	0	0	0	0	0	6
October 2016	3	0	0	0	0	0	0	0	3
Headingley R.M.									
October 2017	0	0	0	0	0	0	0	0	0
October 2016	3	0	0	0	0	0	7	0	10
Macdonald R.M.									
October 2017	3	0	0	0	0	0	0	0	3
October 2016	5	0	0	4	0	0	0	0	9
Ritchot R.M.									
October 2017	8	0	0	0	0	0	0	0	8
October 2016	6	2	0	0	0	0	0	0	8
Rosser R.M.									
October 2017	0	0	0	0	0	0	0	0	0
October 2016	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
October 2017	5	0	0	0	0	0	0	0	5
October 2016	11	0	0	0	0	0	0	0	11
St. Francois Xavier R.M.									
October 2017	0	0	0	0	0	0	0	0	0
October 2016	0	0	0	0	0	0	0	0	0
Springfield R.M.									
October 2017	10	0	0	0	0	0	0	0	10
October 2016	9	0	0	0	0	0	0	0	9
Tache R.M.									
October 2017	4	0	0	0	0	0	0	0	4
October 2016	3	0	0	0	0	0	0	0	3
West St. Paul R.M.									
October 2017	6	0	0	0	0	0	0	0	6
October 2016	3	0	0	0	0	0	0	0	3
First Nations									
October 2017	0	0	0	0	0	0	0	0	0
October 2016	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
October 2017	245	28	0	2	33	0	1	104	413
October 2016	143	16	0	4	9	77	7	164	420

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
October 2017	182	20	2	1	52	151	n/a	n/a	408
October 2016	136	12	0	0	25	219	n/a	n/a	392
East St. Paul R.M.									
October 2017	7	0	0	0	0	7	n/a	n/a	14
October 2016	3	0	0	0	0	0	n/a	n/a	3
Headingley R.M.									
October 2017	10	0	0	0	0	0	n/a	n/a	10
October 2016	2	0	0	0	0	0	n/a	n/a	2
MacDonald R.M.									
October 2017	12	1	0	0	2	0	n/a	n/a	15
October 2016	9	0	0	0	0	0	n/a	n/a	9
Ritchot R.M.									
October 2017	5	0	0	0	0	0	n/a	n/a	5
October 2016	3	0	0	0	0	5	n/a	n/a	8
Rosser R.M.									
October 2017	0	0	0	0	0	0	n/a	n/a	0
October 2016	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
October 2017	1	0	0	0	0	0	n/a	n/a	1
October 2016	3	0	0	0	0	0	n/a	n/a	3
St. Francois Xavier R.M.									
October 2017	0	0	0	0	0	0	n/a	n/a	0
October 2016	1	0	0	0	0	0	n/a	n/a	1
Springfield R.M.									
October 2017	5	1	0	0	0	0	n/a	n/a	6
October 2016	6	8	0	0	1	0	n/a	n/a	15
Tache R.M.									
October 2017	2	0	0	0	0	2	n/a	n/a	4
October 2016	5	0	0	0	0	9	n/a	n/a	14
West St. Paul R.M.									
October 2017	4	0	0	0	0	0	n/a	n/a	4
October 2016	2	0	0	0	0	0	n/a	n/a	2
First Nations									
October 2017	0	0	0	0	0	0	n/a	n/a	0
October 2016	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
October 2017	228	22	2	1	54	160	n/a	n/a	467
October 2016	170	20	0	0	26	233	n/a	n/a	449

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
October 2017	170	17	0	2	30	13	n/a	n/a	232
October 2016	102	19	0	0	17	94	n/a	n/a	232
East St. Paul R.M.									
October 2017	4	0	0	0	0	0	n/a	n/a	4
October 2016	2	0	0	0	0	0	n/a	n/a	2
Headingley R.M.									
October 2017	0	0	0	0	0	0	n/a	n/a	0
October 2016	2	0	0	0	0	0	n/a	n/a	2
MacDonald R.M.									
October 2017	4	0	0	0	0	0	n/a	n/a	4
October 2016	5	0	0	4	0	0	n/a	n/a	9
Ritchot R.M.									
October 2017	7	0	0	0	0	0	n/a	n/a	7
October 2016	5	2	0	0	0	0	n/a	n/a	7
Rosser R.M.									
October 2017	0	0	0	0	0	0	n/a	n/a	0
October 2016	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
October 2017	5	0	0	0	0	0	n/a	n/a	5
October 2016	11	0	0	0	0	0	n/a	n/a	11
St. Francois Xavier R.M.									
October 2017	0	0	0	0	0	0	n/a	n/a	0
October 2016	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
October 2017	10	2	0	0	0	0	n/a	n/a	12
October 2016	8	0	0	0	1	0	n/a	n/a	9
Tache R.M.									
October 2017	5	0	0	0	0	0	n/a	n/a	5
October 2016	3	0	0	0	0	0	n/a	n/a	3
West St. Paul R.M.									
October 2017	5	0	0	0	0	0	n/a	n/a	5
October 2016	3	0	0	0	0	0	n/a	n/a	3
First Nations									
October 2017	0	0	0	0	0	0	n/a	n/a	0
October 2016	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
October 2017	210	19	0	2	30	13	n/a	n/a	274
October 2016	141	21	0	4	18	94	n/a	n/a	278

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Winnipeg CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	1,855	184	7	3	280	534	90	1,101	4,054
% Change	12.6	-25.2	75.0	200.0	2.9	-7.6	-41.6	-26.5	-7.9
2015	1,648	246	4	1	272	578	154	1,497	4,400
% Change	-12.0	108.5	-42.9	-75.0	-28.8	-52.2	**	147.8	3.6
2014	1,872	118	7	4	382	1,210	51	604	4,248
% Change	-15.1	7.3	n/a	-71.4	-8.6	5.1	45.7	-21.9	-9.7
2013	2,204	110	0	14	418	1,151	35	773	4,705
% Change	4.2	61.8	-100.0	0.0	77.9	46.4	n/a	-8.4	15.7
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	% Change
Winnipeg City	122	142	62	8	20	21	43	115	247	286	-13.6
East St. Paul R.M.	4	3	0	0	0	0	0	0	4	3	33.3
Headingley R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
MacDonald R.M.	13	20	0	0	0	0	0	0	13	20	-35.0
Ritchot R.M.	0	9	0	0	0	0	0	0	0	9	-100.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	5	5	0	0	0	0	0	0	5	5	0.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	11	9	2	2	0	0	0	0	13	11	18.2
Tache R.M.	3	3	0	0	0	0	0	0	3	3	0.0
West St. Paul R.M.	1	6	0	0	0	0	0	0	1	6	-83.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	159	198	64	10	20	21	43	115	286	344	-16.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Winnipeg City	1,563	1,252	314	156	343	283	1,986	1,274	4,206	2,965	41.9
East St. Paul R.M.	33	30	0	0	0	0	8	0	41	30	36.7
Headingley R.M.	25	12	0	0	28	42	0	0	53	54	-1.9
MacDonald R.M.	100	69	2	2	0	6	0	0	102	77	32.5
Ritchot R.M.	50	45	0	4	0	0	14	14	64	63	1.6
Rosser R.M.	1	3	0	0	0	0	0	0	1	3	-66.7
St. Clements R.M.	38	31	0	0	0	0	0	0	38	31	22.6
St. Francois Xavier R.M.	4	0	0	0	0	0	0	0	4	0	n/a
Springfield R.M.	65	55	10	14	3	6	0	0	78	75	4.0
Tache R.M.	37	35	0	0	4	4	24	0	65	39	66.7
West St. Paul R.M.	22	30	0	0	0	0	0	0	22	30	-26.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	1,938	1,562	326	176	378	341	2,032	1,288	4,674	3,367	38.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016
Winnipeg City	20	21	0	0	43	48	0	67
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	20	21	0	0	43	48	0	67

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	310	232	33	51	1,106	379	880	895
East St. Paul R.M.	0	0	0	0	8	0	0	0
Headingley R.M.	28	7	0	35	0	0	0	0
MacDonald R.M.	0	6	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	14	14	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	3	6	0	0	0	0	0	0
Tache R.M.	4	4	0	0	24	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	345	255	33	86	1,152	393	880	895

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
October 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016
Winnipeg City	184	148	63	71	0	67	247	286
East St. Paul R.M.	4	3	0	0	0	0	4	3
Headingley R.M.	0	1	0	0	0	0	0	1
MacDonald R.M.	13	20	0	0	0	0	13	20
Ritchot R.M.	0	9	0	0	0	0	0	9
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	5	5	0	0	0	0	5	5
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	13	11	0	0	0	0	13	11
Tache R.M.	3	3	0	0	0	0	3	3
West St. Paul R.M.	1	6	0	0	0	0	1	6
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	223	206	63	71	0	67	286	344

Table 2.5: Starts by Submarket and by Intended Market
January - October 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	1,871	1,387	1,422	632	913	946	4,206	2,965
East St. Paul R.M.	33	30	8	0	0	0	41	30
Headingley R.M.	25	19	28	0	0	35	53	54
MacDonald R.M.	102	67	0	10	0	0	102	77
Ritchot R.M.	50	49	14	14	0	0	64	63
Rosser R.M.	1	3	0	0	0	0	1	3
St. Clements R.M.	38	31	0	0	0	0	38	31
St. Francois Xavier R.M.	4	0	0	0	0	0	4	0
Springfield R.M.	78	69	0	6	0	0	78	75
Tache R.M.	41	35	24	4	0	0	65	39
West St. Paul R.M.	22	30	0	0	0	0	22	30
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	2,265	1,720	1,496	666	913	981	4,674	3,367

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	% Change
Winnipeg City	206	100	28	16	33	7	104	241	371	364	1.9
East St. Paul R.M.	6	3	0	0	0	0	0	0	6	3	100.0
Headingley R.M.	0	3	0	0	0	7	0	0	0	10	-100.0
MacDonald R.M.	3	9	0	0	0	0	0	0	3	9	-66.7
Ritchot R.M.	8	6	0	2	0	0	0	0	8	8	0.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	5	11	0	0	0	0	0	0	5	11	-54.5
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	10	9	0	0	0	0	0	0	10	9	11.1
Tache R.M.	4	3	0	0	0	0	0	0	4	3	33.3
West St. Paul R.M.	6	3	0	0	0	0	0	0	6	3	100.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	248	147	28	18	33	14	104	241	413	420	-1.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Winnipeg City	1,314	1,085	154	242	281	190	1,017	1,079	2,766	2,596	6.5
East St. Paul R.M.	32	32	0	0	0	0	8	0	40	32	25.0
Headingley R.M.	22	16	0	0	14	21	0	0	36	37	-2.7
MacDonald R.M.	85	53	4	0	7	0	0	0	96	53	81.1
Ritchot R.M.	48	22	2	4	0	6	14	0	64	32	100.0
Rosser R.M.	2	3	0	0	0	0	0	0	2	3	-33.3
St. Clements R.M.	31	60	0	0	0	0	0	0	31	60	-48.3
St. Francois Xavier R.M.	1	1	0	0	0	0	0	0	1	1	0.0
Springfield R.M.	58	64	6	14	0	3	0	0	64	81	-21.0
Tache R.M.	38	27	0	0	4	4	0	0	42	31	35.5
West St. Paul R.M.	28	36	0	0	0	0	0	0	28	36	-22.2
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	1,659	1,399	166	260	306	224	1,039	1,079	3,170	2,962	7.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016
Winnipeg City	33	7	0	0	0	77	104	164
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	7	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	33	7	0	7	0	77	104	164

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	252	111	29	79	323	386	694	693
East St. Paul R.M.	0	0	0	0	8	0	0	0
Headingley R.M.	0	0	14	21	0	0	0	0
MacDonald R.M.	7	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	6	14	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	3	0	0	0	0	0	0
Tache R.M.	4	4	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	263	118	43	106	345	386	694	693

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
October 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016
Winnipeg City	231	114	35	86	105	164	371	364
East St. Paul R.M.	6	3	0	0	0	0	6	3
Headingley R.M.	0	3	0	0	0	7	0	10
MacDonald R.M.	3	5	0	4	0	0	3	9
Ritchot R.M.	8	8	0	0	0	0	8	8
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	5	11	0	0	0	0	5	11
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	10	9	0	0	0	0	10	9
Tache R.M.	4	3	0	0	0	0	4	3
West St. Paul R.M.	6	3	0	0	0	0	6	3
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	273	159	35	90	105	171	413	420

Table 3.5: Completions by Submarket and by Intended Market
January - October 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	1,455	1,267	586	550	725	779	2,766	2,596
East St. Paul R.M.	32	32	8	0	0	0	40	32
Headingley R.M.	22	16	0	0	14	21	36	37
MacDonald R.M.	85	49	11	4	0	0	96	53
Ritchot R.M.	50	26	14	0	0	6	64	32
Rosser R.M.	2	3	0	0	0	0	2	3
St. Clements R.M.	31	60	0	0	0	0	31	60
St. Francois Xavier R.M.	1	1	0	0	0	0	1	1
Springfield R.M.	64	76	0	3	0	2	64	81
Tache R.M.	38	31	4	0	0	0	42	31
West St. Paul R.M.	28	36	0	0	0	0	28	36
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	1,808	1,597	623	557	739	808	3,170	2,962

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
October 2017	22	13.0	27	16.0	52	30.8	30	17.8	38	22.5	169	-	-
October 2016	20	20.6	27	27.8	24	24.7	6	6.2	20	20.6	97	-	455,768
Year-to-date 2017	281	22.2	291	22.9	317	25.0	159	12.5	220	17.4	1,268	425,000	435,613
Year-to-date 2016	242	21.8	370	33.4	209	18.9	121	10.9	166	15.0	1,108	397,500	421,311
East St. Paul R.M.													
October 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
October 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	16	100.0	16	-	-
Headingley R.M.													
October 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	-	-
Year-to-date 2016	0	0.0	0	0.0	2	33.3	0	0.0	4	66.7	6	-	-
MacDonald R.M.													
October 2017	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	-	-
October 2016	6	66.7	0	0.0	1	11.1	0	0.0	2	22.2	9	-	348,159
Year-to-date 2017	22	29.3	5	6.7	11	14.7	12	16.0	25	33.3	75	450,000	448,666
Year-to-date 2016	11	19.6	0	0.0	13	23.2	7	12.5	25	44.6	56	-	477,412
Ritchot R.M.													
October 2017	3	42.9	4	57.1	0	0.0	0	0.0	0	0.0	7	-	-
October 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2017	14	33.3	20	47.6	1	2.4	0	0.0	7	16.7	42	-	416,933
Year-to-date 2016	1	7.1	11	78.6	0	0.0	0	0.0	2	14.3	14	-	-
Rosser R.M.													
October 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
St. Clements R.M.													
October 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	5	62.5	1	12.5	0	0.0	1	12.5	1	12.5	8	-	-
St. Francois Xavier R.M.													
October 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
October 2017	0	0.0	5	71.4	0	0.0	1	14.3	1	14.3	7	-	-
October 2016	0	0.0	1	16.7	2	33.3	1	16.7	2	33.3	6	-	454,133
Year-to-date 2017	3	8.1	16	43.2	7	18.9	7	18.9	4	10.8	37	-	420,800
Year-to-date 2016	4	12.1	6	18.2	14	42.4	2	6.1	7	21.2	33	-	432,555
Tache R.M.													
October 2017	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	-	-
October 2016	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2017	15	57.7	7	26.9	3	11.5	1	3.8	0	0.0	26	-	350,380
Year-to-date 2016	10	58.8	6	35.3	1	5.9	0	0.0	0	0.0	17	-	-
West St. Paul R.M.													
October 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	2	20.0	1	10.0	0	0.0	7	70.0	10	-	600,000
First Nations													
October 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Winnipeg CMA													
October 2017	26	13.8	37	19.6	53	28.0	31	16.4	42	22.2	189	-	-
October 2016	28	23.1	30	24.8	29	24.0	7	5.8	27	22.3	121	-	450,699
Year-to-date 2017	337	22.9	340	23.1	339	23.0	180	12.2	276	18.8	1,472	425,000	436,516
Year-to-date 2016	273	21.5	396	31.2	240	18.9	131	10.3	228	18.0	1,268	400,000	427,772

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
October 2017

Submarket	Oct 2017	Oct 2016	% Change	YTD 2017	YTD 2016	% Change
Winnipeg City	-	455,768	n/a	435,613	421,311	3.4
East St. Paul R.M.	-	-	n/a	-	-	n/a
Headingley R.M.	-	-	n/a	-	-	n/a
MacDonald R.M.	-	348,159	n/a	448,666	477,412	-6.0
Ritchot R.M.	-	-	n/a	416,933	-	n/a
Rosser R.M.	-	-	n/a	-	-	n/a
St. Clements R.M.	-	-	n/a	-	-	n/a
St. Francois Xavier R.M.	-	-	n/a	-	-	n/a
Springfield R.M.	-	454,133	n/a	420,800	432,555	-2.7
Tache R.M.	-	-	n/a	350,380	-	n/a
West St. Paul R.M.	-	-	n/a	-	600,000	n/a
First Nations	-	-	n/a	-	-	n/a
Winnipeg CMA	-	450,699	n/a	436,516	427,772	2.0

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Winnipeg

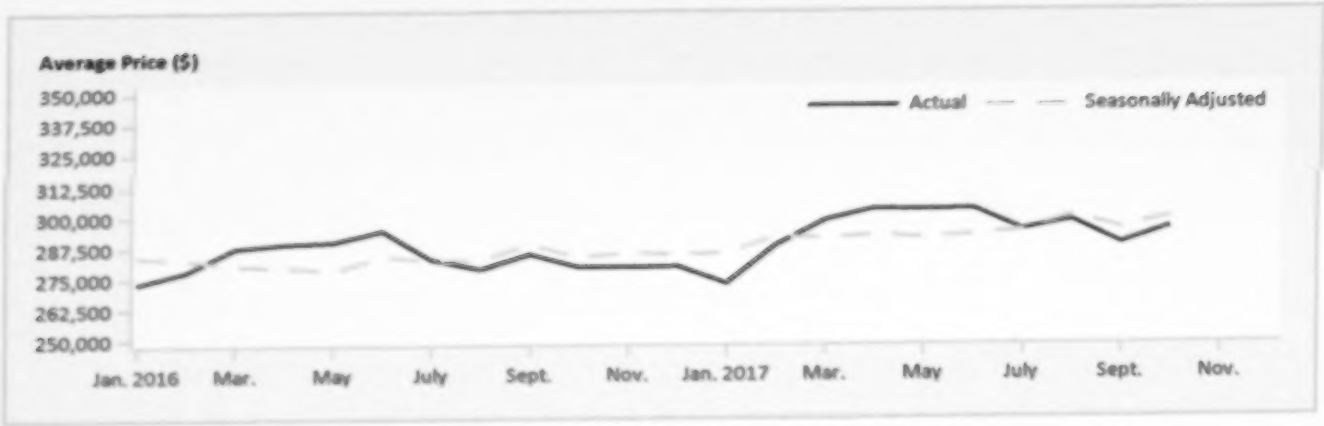


Figure 5.2: MLS® Residential Sales for Winnipeg

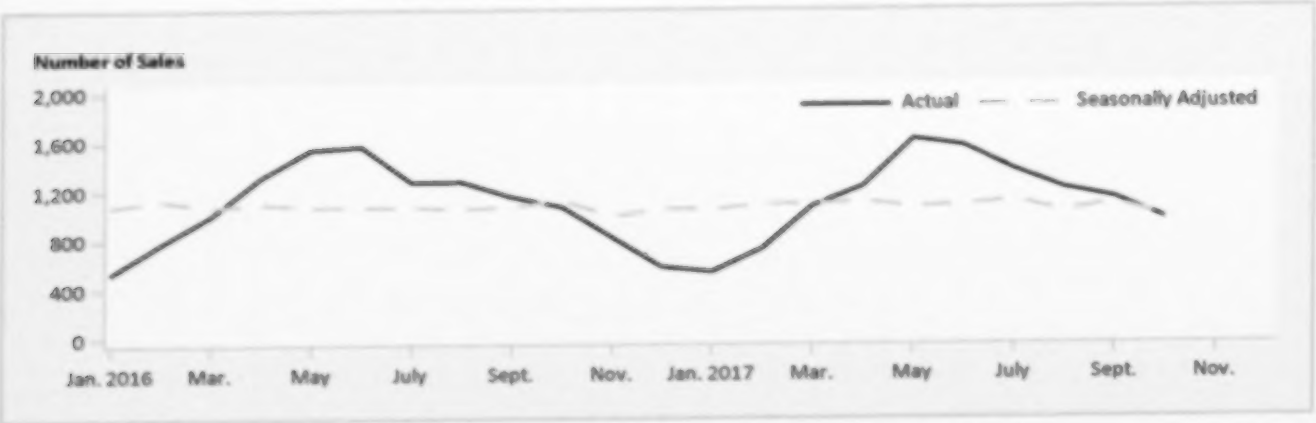
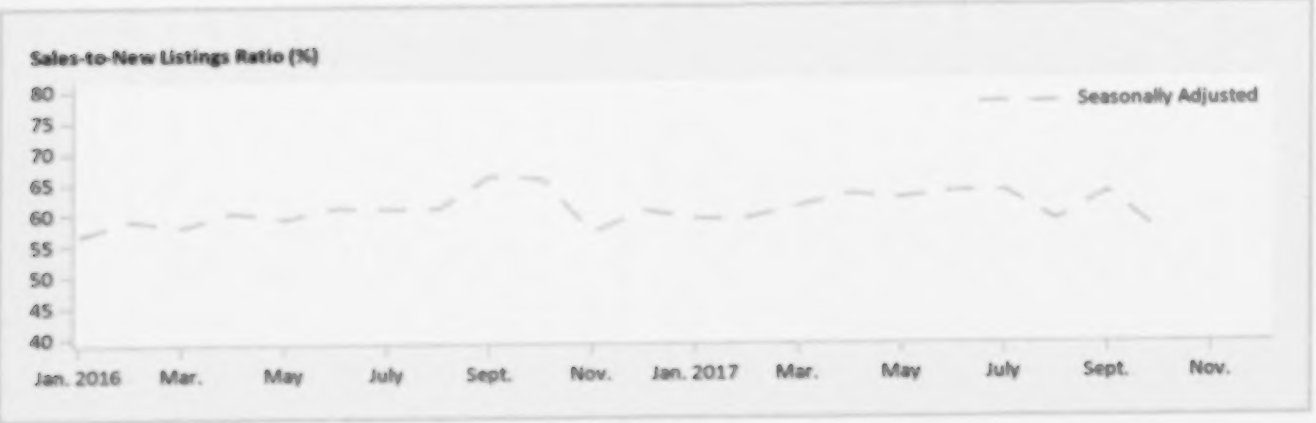


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Winnipeg



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
October 2017

		Interest Rates			NHPI, Total, Winnipeg CMA 2016.12 =100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2016	January	561	3.14	4.64	97.9	126.7	423	6.4	68.8	864
	February	561	3.14	4.64	97.9	126.4	424	6.3	68.8	866
	March	561	3.14	4.64	98.1	127.6	425	6.3	68.8	866
	April	561	3.14	4.64	98.3	127.8	426	6.3	68.8	864
	May	561	3.14	4.64	98.5	128.6	426	6.2	68.7	861
	June	561	3.14	4.64	98.7	129.6	425	6.3	68.6	862
	July	567	3.14	4.74	98.9	128.8	425	6.5	68.6	863
	August	567	3.14	4.74	99.0	128.9	424	6.6	68.4	860
	September	561	3.14	4.64	99.4	128.8	424	6.6	68.3	856
	October	561	3.14	4.64	99.9	129.2	425	6.8	68.4	848
	November	561	3.14	4.64	100.0	127.7	425	6.9	68.5	846
	December	561	3.14	4.64	100.0	127.6	426	6.9	68.6	849
2017	January	561	3.14	4.64	100.3	129.4	426	6.7	68.3	861
	February	561	3.14	4.64	100.5	129.3	426	6.7	68.3	870
	March	561	3.14	4.64	100.5	129.7	426	6.5	68.0	883
	April	561	3.14	4.64	101.3	130.1	426	6.3	67.8	886
	May	561	3.14	4.64	101.8	130.0	428	5.9	67.6	889
	June	561	3.14	4.64	102.2	129.9	430	5.8	67.8	887
	July	573	3.14	4.84	102.3	129.8	434	5.6	68.1	885
	August	573	3.14	4.84	102.6	130.1	436	5.4	68.2	885
	September	575	3.09	4.89	102.9	130.6	435	5.5	68.0	886
	October	581	3.24	4.99		131.1	434	5.6	67.8	886
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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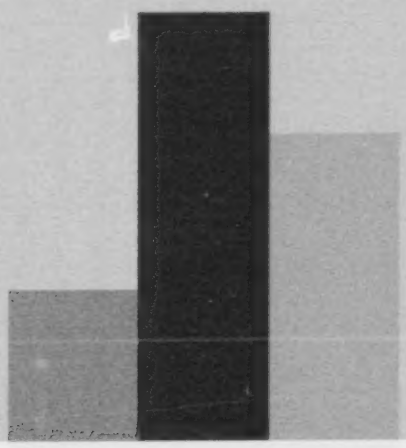

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